

SUBJECT

REQUEST

Request to consider the following:

- Release:

-
- General Location Map**

Related Policies, References:

5-PP-2004 The Reserve Subdivision, 10-
AB-2001 The Scottsdale Golf Club
Abandonment.

OWNER Crown Communities
630-851-5490

APPLICANT CONTACT Tom Rief
Land Development Services LLC
480-946-5020

LOCATION 1326 Ft North Of Rio Verde Drive (Dynamite Road) Via 122nd St Alignment

BACKGROUND**Zoning.**

The subdivision is zoned Single Family Residential with Environmentally Sensitive Lands Ordinance Overlay, (R1-190 ESL and R1-130 ESL). These zoning districts allow for one single-family residence per 130,000 and 190,000 square foot lots. These zoning districts are intended for large single-family residential dwelling units.

Context.

The proposed subdivision lies entirely within undeveloped native desert and is situated around the existing golf course (The Golf Club of Scottsdale) located to the north and east. Regional landmarks such as: Fraisfield Mountain; Four Peaks; the McDowell Mountains, and Tom's Thumb are visible from almost every proposed lot.

**APPLICANT'S
PROPOSAL****Purpose of Request.**

The applicant is proposing to abandon all dedicated public utility and roadway easements within the boundary of the previously approved preliminary plat. The multi-use trail easement located within the boundary of the recorded plat is also requested to be released.

Key Issues.

- The Multi-Use Trail is no longer needed and access to the proposed preservation land is restricted to future trailhead locations. A multi-use trail was stipulated in case 5-PP-2004 to be dedicated from Dynamite Boulevard along 118th Street north to the preserves north of Dixileta Drive.
- The regional trail is located along: Dynamite Road, 118th Street, and north of the Dixileta Alignment within the proposed preserves.
- The 118th Street Alignment will remain to provide access to the parcels to the west of the proposed subdivision.
- All public utility and roadway easements were abandoned within the boundaries of the Scottsdale Golf Club in 2001.

Development information

The proposed subdivision plat is located on 202 acres with 51 custom home lots. Access to the subdivision will be provided from Dynamite Boulevard to

the south with secondary accesses to the west along 118th Street.

Adjacent Uses:

- North: Vacant lots and preservation land north of Dixileta Road zoned Single Family Residential, Environmentally Sensitive Lands (R1-130 ESL and R1-190 ESL). The Scottsdale Golf Club is zoned Single Family Residential.
- South: Vacant land south of Dynamite Boulevard zoned Single Family Residential (R1-130).
- East: The Scottsdale Golf Club, Single Family Residential, Environmentally Sensitive Lands (R1-130 ESL), and preservation land.
- West: Vacant land zoned Single Family Residential, Environmentally Sensitive Land (R1-190 ESL).

IMPACT ANALYSIS

Traffic.

There will be one point of access from Dynamite Boulevard to the south, and secondary access to the west along 118th Street. Roads will be private and will be constructed per the approved master circulation plan. There will be no significant increase in traffic volume.

Open Space.

The City of Scottsdale's proposed preservation lands are located south of the E. Dale Lane Alignment, east of 122nd Street and north of the Dixileta Road Alignment.

Community Involvement.

Several neighbors in the area stated concerns about the abandonment of 118th Street. This abandonment application does not include 118th Street.

Community Impact.

The abandonment of the subject public utility and roadway easements will reduce the amount of area that can be used for roadway purposes. The proposed preliminary plat will incorporate the abandoned areas into lots and tracts.

STAFF

RECOMMENDATION

RESPONSIBLE DEPT

(S)

STAFF CONTACT (S)

Recommended Approach:

Staff recommends approval.

Planning and Development Services Department


Greg Williams

Senior Planner

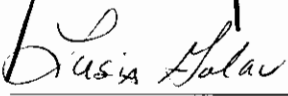
480-312-4205

E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of Way
5. Area Trails Plan
6. City Notification Map

CASE 2-AB-2005

Department Issues Checklist

Transportation

☒ **Support**

The abandonment of the subject public utility and roadway easements will have not effect the local street configuration. The right of way shall be dedicated with the final plat, and 122nd Street shall be improved as stipulated in case, 26-DR-2004.

Trails

☒ **Support**

The Trails Master Plan in this are shows a trail along Dynamite Boulevard, 118th Street, and north of The Dixileta Road Alignment.

Adjacent Property Owner Notification

☒ **Support**

The applicant conducted neighborhood involvement activities that included letters to property owners within 2,000 feet of the project.

Public Utilities

☒ **Support**

Letters of consent to the abandonment are on file from the affected areas.

Emergency/Municipal Services

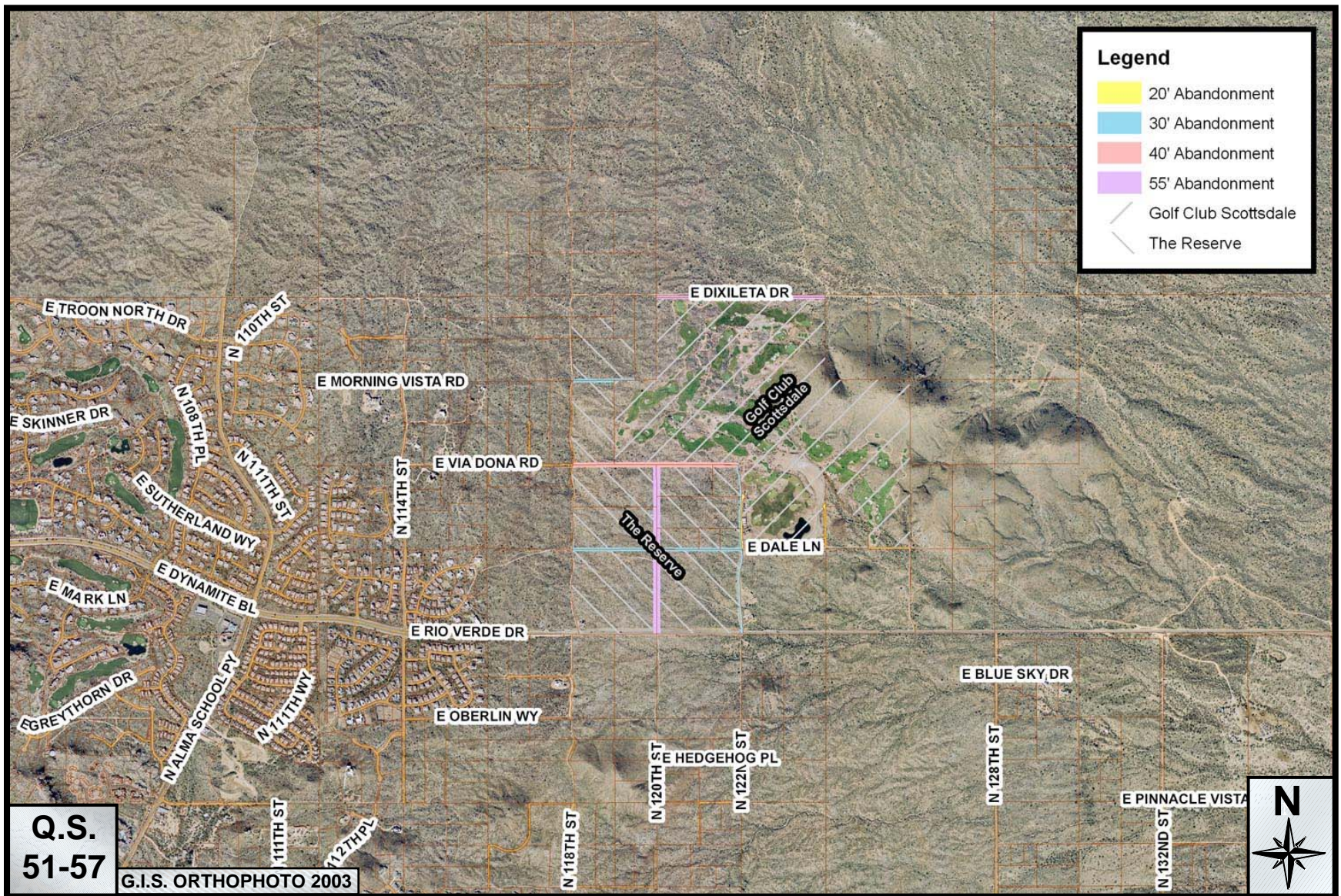
☒ **Support**

Emergency service vehicle access is being provided along the proposed private streets. Police and fire facilities are located in the area of Alma School Road south of Dynamite Boulevard.

Water/Sewer Services

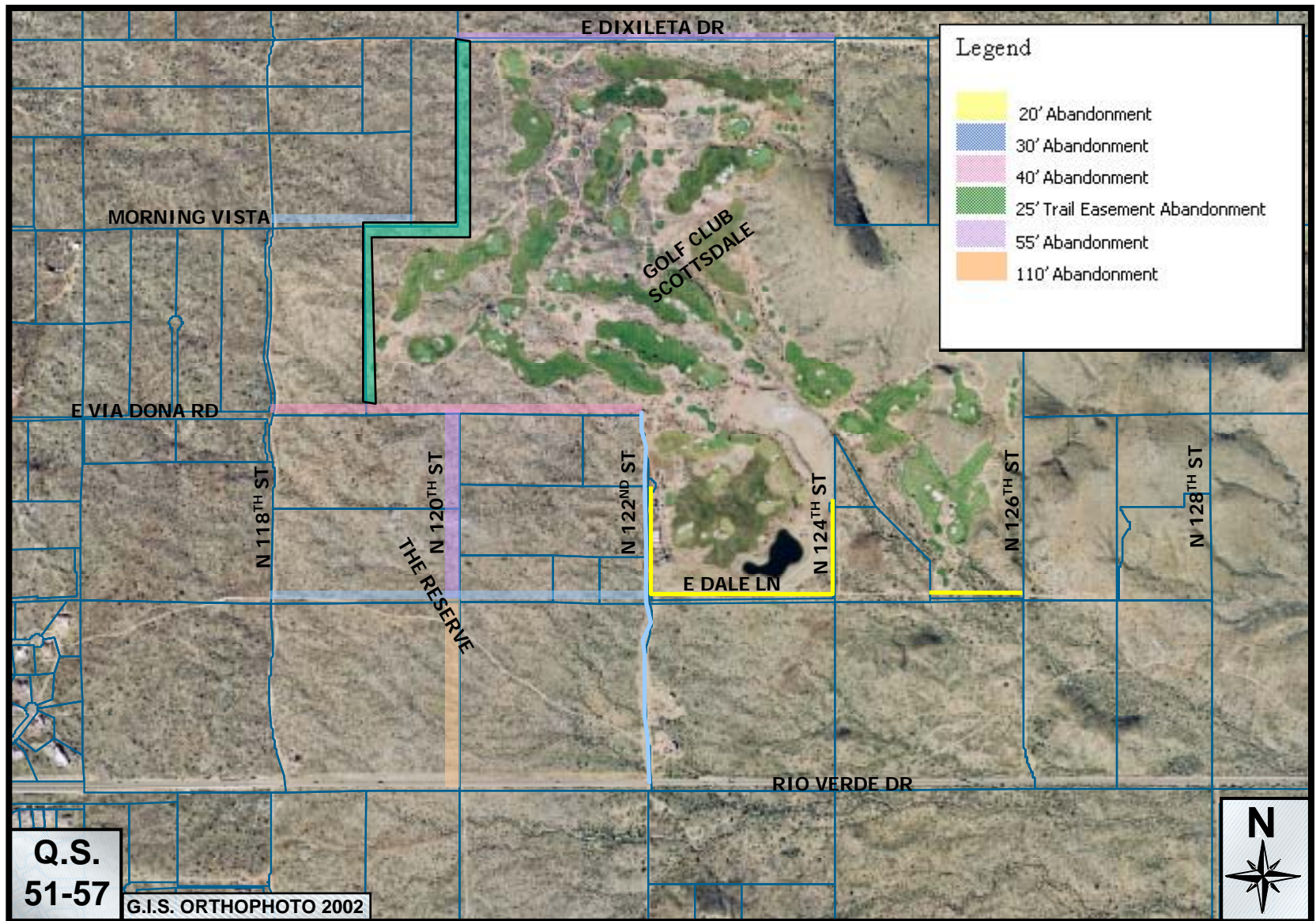
☒ **Support**

Water and sewer services have no objection to the proposed abandonment.



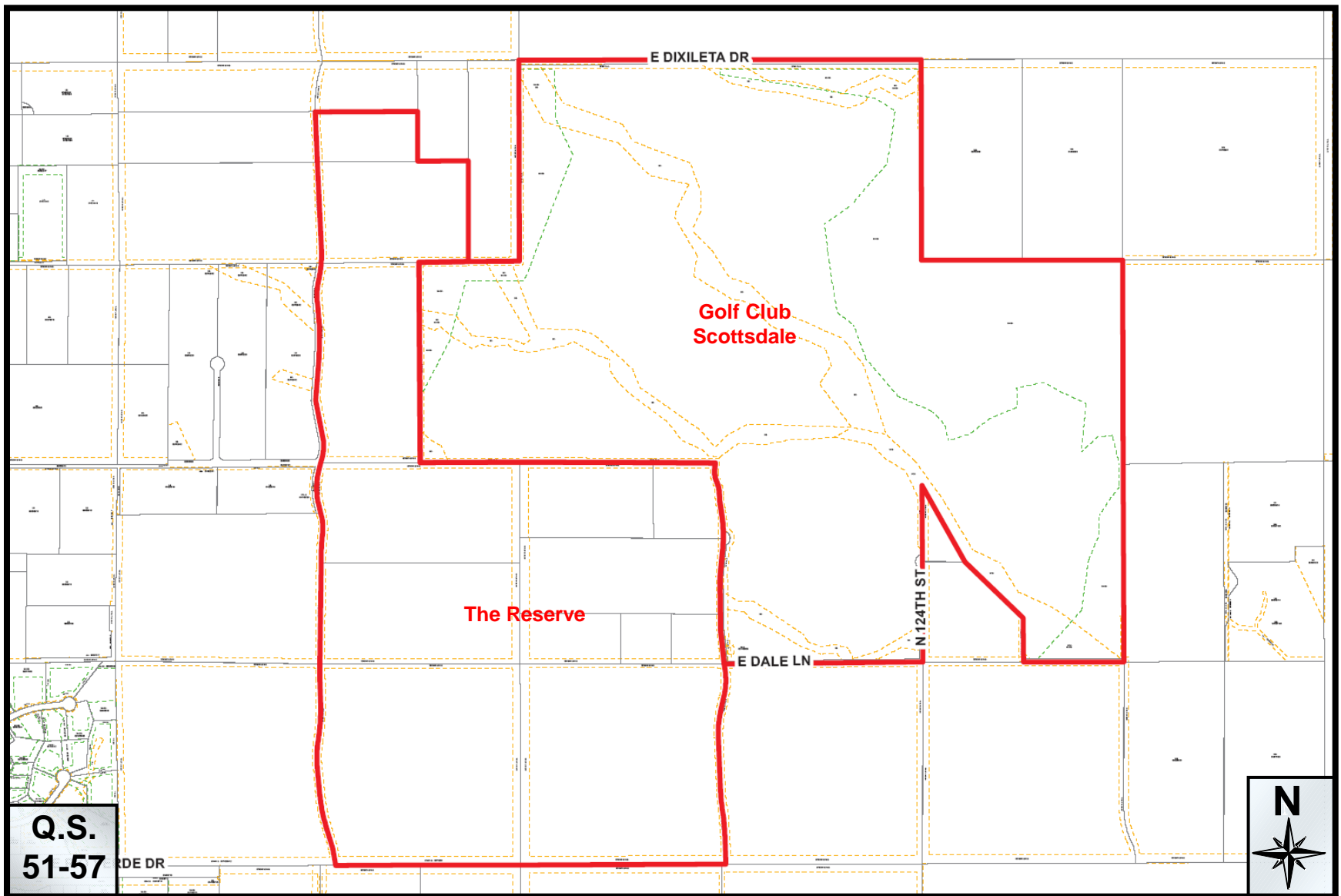
The Reserve & Golf Club Scottsdale

2-AB-2005



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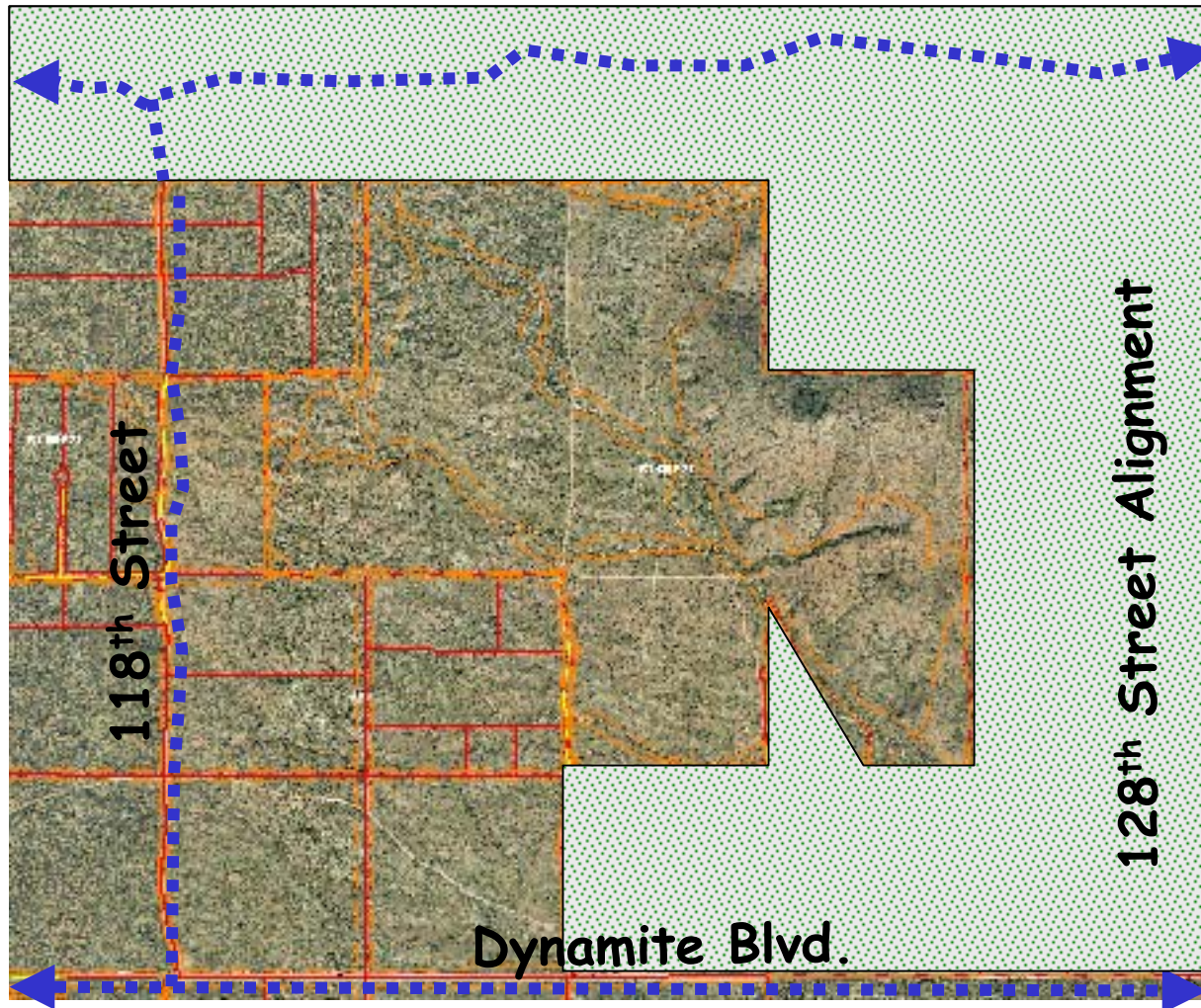


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Easements & Right-of-Way
ATTACHMENT #4

Trails in the Area of 2-AB-2004



..... Master Planned Trails

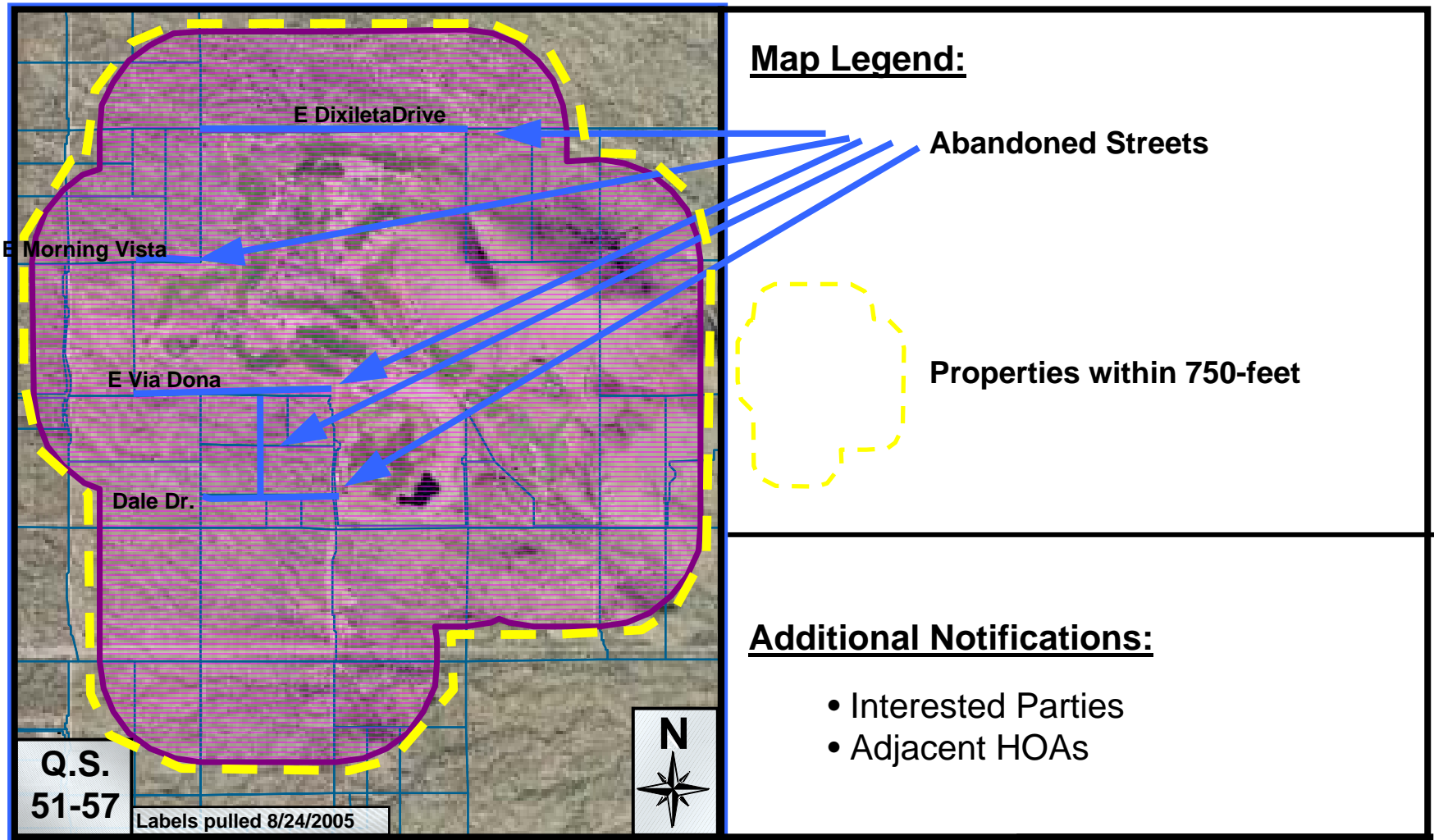


Planned McDowell Sonoran Preserve

Not
to
Scale



City Notifications – Mailing List Selection Map



The Reserve & Golf Club Scottsdale

2-AB-2005

ATTACHMENT #6